



*Catherine E. Pugh
Mayor*

COMMISSION FOR HISTORICAL & ARCHITECTURAL PRESERVATION

Tom Liebel, Chairman

STAFF REPORT



*Laurie Feinberg,
Acting Director*

November 13, 2018

REQUEST: Paint Mural on Side Elevation

ADDRESS: 106 East Preston Street (Mount Vernon Historic District)

RECOMMENDATION: Approval

STAFF: Caitlin Audette

APPLICANT: Jesse Salazar and Tom Williams, Owners

SITE/HISTORIC DISTRICT

Fells Point Historic District: The Mount Vernon Historic District encompasses roughly 40 blocks surrounding Mount Vernon Place. The contributing buildings within the district include a diversity of styles and building types including mansions, apartments, offices, and religious structures. The period of significance for the Mount Vernon Historic District extends from 1810 to 1945.

Site Conditions/Architectural Description: The property is an end-of-group rowhouse in a row of seven similarly styled buildings located on the north side of the 100 block of East Preston Street. The eight-story Earl Court building is located opposite the alley (Hargrove Street) to the west of the property. The unique stone building features a rounded bay at the first and second floor capped by a slate turret roof at the third floor. The side elevation is composed of red brick in a common bond.

BACKGROUND

- No ATPs have been issued for the property in the recent past.
- On October 22nd CHAP staff was alerted to work without a permit at the property and requested that Housing Inspectors investigate.

PROPOSAL & APPLICATION OF GUIDELINES

The applicant is pursuing retroactive approval for the painting of a mural on the side elevation of the property. This work was completed without a permit in late October and consists of two layers of masonry primer, a layer of acrylic (the medium for the mural) and a top coat. The artist states that the paints used in the mural should resist aging for at least 15 years before needing any touch-ups or repairs.

ANALYSIS

Staff applied the following Design Guidelines:

1.10.3 Masonry Painting states “Masonry that has never been historically painted should not be painted.” The brick side elevation had not been previously painted, and does not meet this guideline. However, the side wall’s location is not highly-visible. It is located along a narrow dead-end alley, off of a one-way street (where vehicular traffic moves west, away from, the wall). Due to the narrow alley, the mural will only be visible to pedestrians approaching from the west who are within 20 feet of the mural while walking on the north side of the street, or roughly 60 feet while walking on the south side of the street. It should also be noted that prior to painting, this masonry wall was in sound condition and well maintained.

1.10.2 Paint Removal and Cleaning states, “Do not remove sound, well adhered paint.” This guideline addresses the fact that the removal of paint can be damaging to the underlying brick. As several layers of paint and primer were applied to the brick, it could be a lengthy process to remove.

NEIGHBORHOOD COMMENTS

The Mount Vernon ARC has not provided a formal response.

RECOMMENDATION

Staff recommends retroactive approval of the proposal to paint a mural on the side elevation.



**Eric Holcomb,
Director**

MAP AND IMAGES

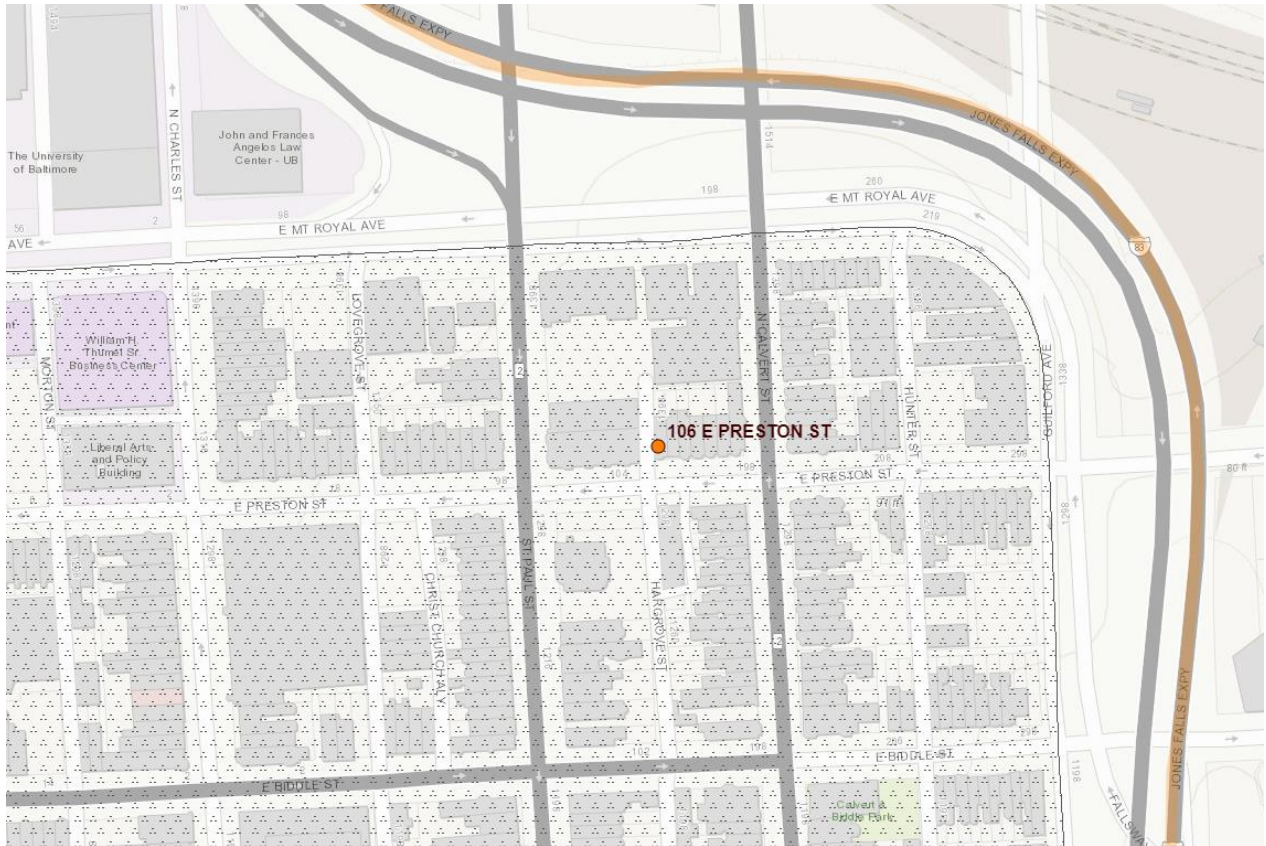


Image 1– Location of 106 E. Preston in the Mount Vernon CHAP District.

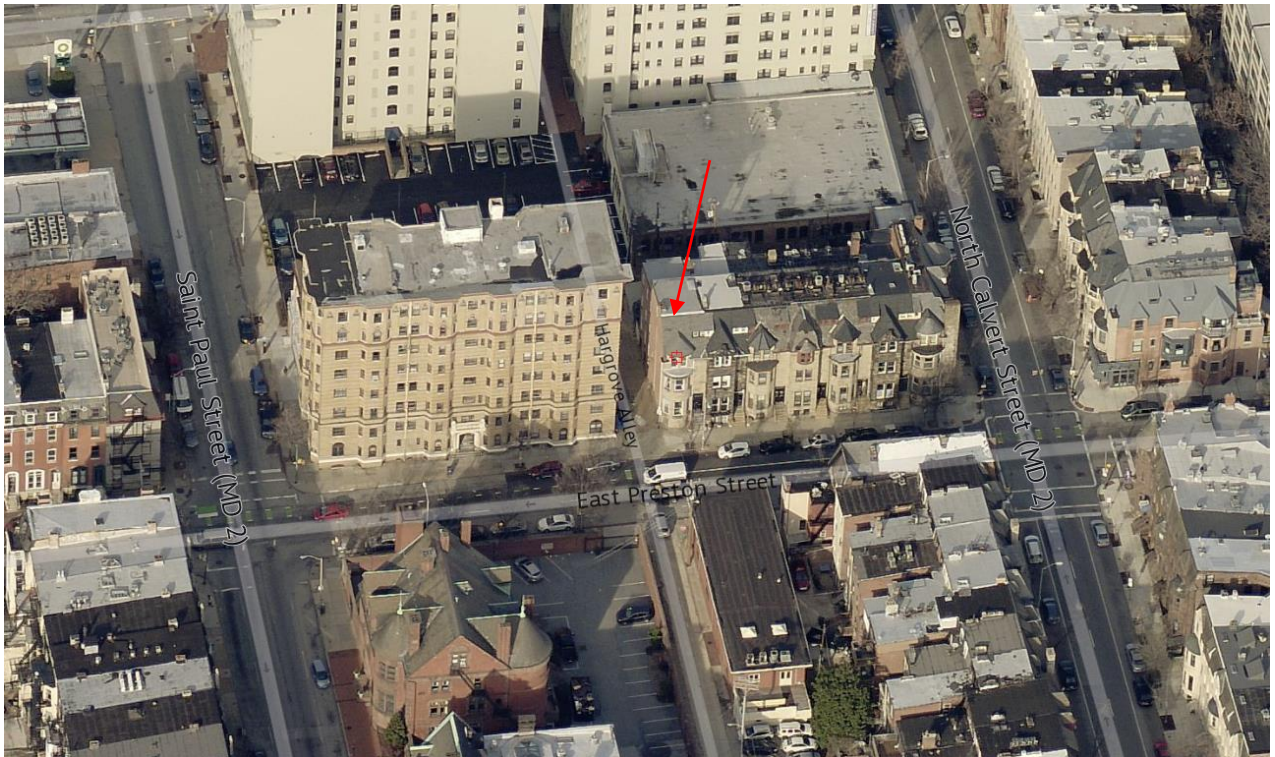


Image 2– Aerial view of 106 E. Preston looking north



Image 3– Image of mural from public sidewalk on north side of East Preston Street demonstrating



Image 4– Image of mural as seen from south side of East Preston Street.



Image 5– Image of side elevation prior to installation of mural.

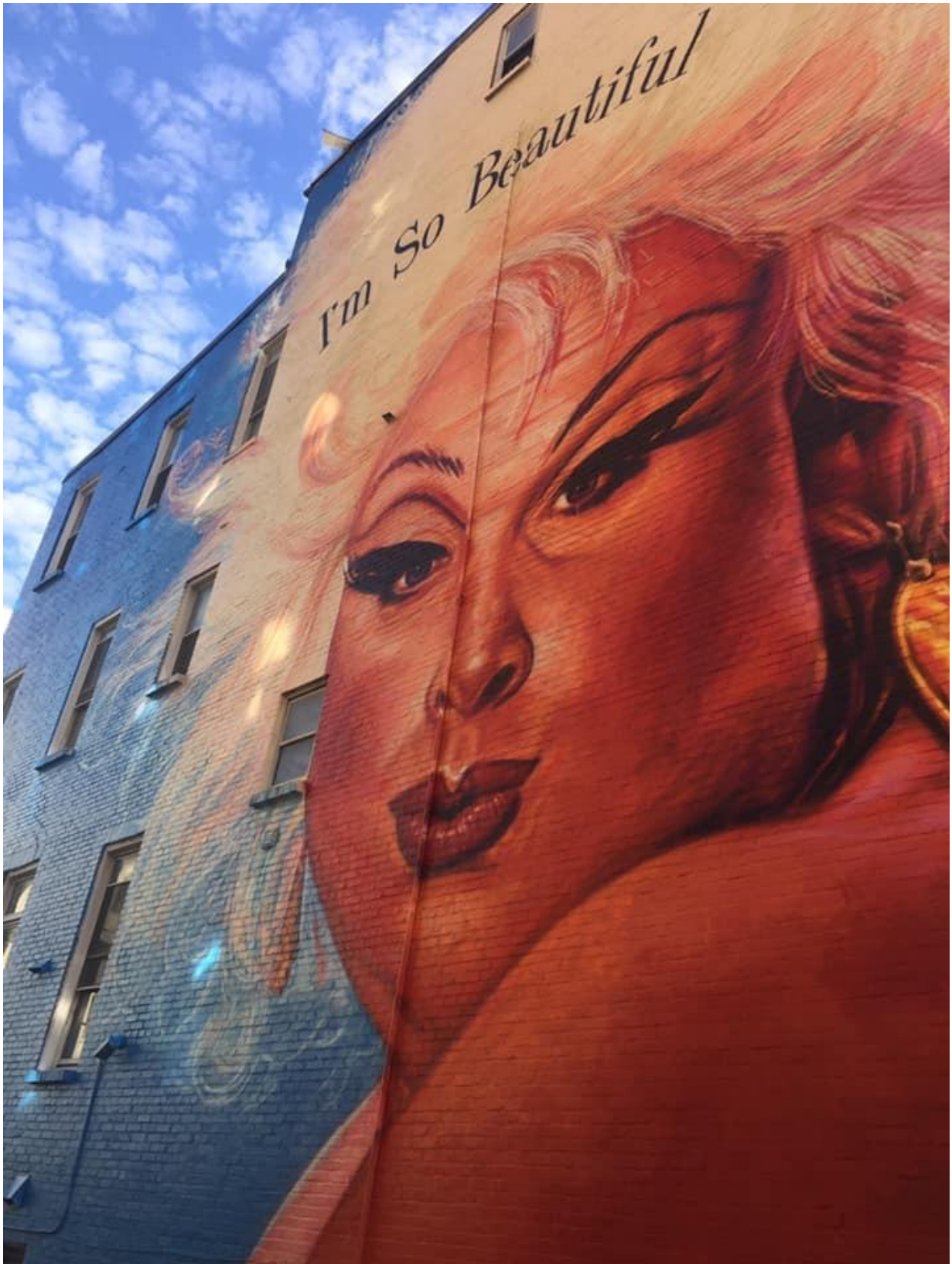


Image 6– Image of mural as seen from Hargrove Street (alley).

